

**The Middletown Zoning Board Of Review July 22,2008**

**The Middletown Zoning Board of Review held it's regular monthly meeting on July 22,2008 at 7:00 p.m. Present at this meeting were Chairman- Tom Silveira-Vice Chairman-Peter Van Steeden-Secretary-Lucy Levada-Board members Tom Newman, - 1st.Alternate Richard Cambra, will be a voting member 3rd alternate Greg Schultz..Town Solicitor- Michael Miller and Zoning Officer Jack Kane. Steve MacGillivary and Melissa Massey were absent**

**A motion was made by Peter Van Steeden and second by Tom Newman to accept the Secretary's minutes of June 24,2008 as read. Motion granted 5-0**

**CONTINUANCES/WITHDRAWALS;**

1.

Petition

of:

Stephen E,

Bennett-----August 26,2008
2.

Petition

of:

Diana Odell & Matthew White-----August 26,2008
3.

Partners-----Bancroft August 26,2008

**SUMMARY CASES:**

**1. Petition of : Richard Rodriques Jr.-170 Ridgewood Rd. Middletown, R.I.-(owner)- for a Variance from Section 603,701, & 803G- to construct a 9x17'-6" second floor addition to connect garage & house with a left side yard setback of 14' where 20' is required. Said real estate is located at 170 Ridgewood Rd and further identified as lot 24 on Tax Assessor's Plat 107 ne.**

**A motion was made by Lucy Levada and second by Peter Van Steeden to grant the petition. Petition granted 5-0**

### **CONTINUED CASES:**

**1. John R. Gullison- 51 Center Ave.-Middletown, R.I.-(owner)-KJ'S Pub Inc.and Shamrock Realty co. Inc.(Applicant) -for a variance from sections 1208-A -to allow a 2'x4"x4off premises sign. Said real estate is located at 59-61 Aquidneck Ave . And further identified as Lot 169 & 169A on Tax Assessor's Plat 115 SE.**

**A motion was made by Peter Van Steeden And second by Lucy Levada to not grant the additional signage as this is not a hardship. The original sign will stay the same size. Petition not granted 5-0**

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### **NEW CASES;**

**1. Petition of;-Alain Hugard-Neary-115 Center Ave.-Middletown, R.I.(owner)- for a Variance from sections 603,701, & 803G- to**

construct 9'x40.5' covered front porch with a front yard setback of 20'.2' where 25' is required.. Said Real Estate is located at 115 Center Ave. And further identified as lot 307 on Tax Assessor's Plat 115 SE. A motion was made by Peter Van Steeden and second by Tom Newman to grant the petition, Petition granted 5-0

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2. Petition of :-Victor Ruggeri- 87 Middleton Ave.- Newport R.I.-(owner)- by his attorney Jeremiah

Lynch 111 -for a Variance from Sections 603,701,1301.(A) &1301(D)- to construct a 2-40'x90' building to be used as a tradesman center with a rear yard setback of 22.7' where 50' is required and to allow off street parking closer than 10' to the front property line using gravel s a surface for the parking lot. Said real estate is located at Vierra Terr. And further identified as lot 105C on Tax Assessor's Plat 113.

Mr. Ruggeri is a contractor and developer and stated that the buildings will be 900 square feet each.

# Exhibit A- Reeds Building. Mr. Ottledge and Pierson 25 Vierra Terr.-also store boats and are not opposing this trade center they only have concerns about how they can be able to store and move there

boats when need be. Braga Engineering explained about the run off and drainage problem and stated that there will be no problem. Mr George Durgan Real Estate expert stated he review all the

surrounding properties and checked the plans. And could not see a problem with that business in that area. . Abutters Mr.&Mrs. Zahm had some concerns and wanted conditions but on this petition.(1) 6' fence to be put on Mr. Ruggeri's side(2) 5 to 6' plantings . Starting hours 7:00 or 7:30 closing 6:00.also have Mr. Reggeri post a Landscaping bond.

A motion was made by Tom Newman and second by Peter Van Steeden to grant the petition with the condition that were stated during testimony. Petition granted 5-0

3. Petition of : Jonell & Edwards Draper- 343 Green End Ave-Middletown, R.I. (Owner) for a variance from section 603,701, & 803G- to construct a 19'x36' second floor addition with a right side yard setback of 8' where 20 ' is required and a rear yard setback of 33' 6" where 50' is required Said real estate is located at 343 Green End Ave and further identified a Plot 105 on Tax Assessor's Plat 114.

Alternate Greg Schultz will be a voting member as chairman Silveira had to leave..

A Motion was made by Richard Cambra to grant the petition with the conditions that the garage be removed and null and void the previous petition and will remain a single family resident. Petition granted 5-0

4. Petition of: W M Hotel Group LLC—c/o First Bristol Corp.PO Box2516- Fall River , Mass.-(owner) Omnipoint Communications, Inc. .a wholly owned subsidiary of T-Mobile USA,Inc.( Applicant)- for a Special Use Permit from Article 25 Section 2506 A & Article 9 of

**Section 902- to allow a disguised wireless telecommunications facility on the roof and premises of the existing building. Said real estate is located at 317 West Main Rd. And further identified as lot 131 on Tax Assessor's Plat 108.**

**Mr. Joe Giammarco and Mr. Lulutu Engineer represented Omni-Hampton Inn.**

**A motion was made by Tom Newman and second by Richard Cambra. Petition granted 5-0**

**A motion was made by Richard Cambra and second by Tom Newman to adjourn**

**Meeting adjourned 8:45 P.M.**

**Respectfully Submitted**

**Lucy R. Levada  
Secretary**